



City Council Study Session

Monday, June 02, 2025 at 6:00 PM

27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** by Mayor Garrett at 6:00pm

2. **Discussion Items**

A. Payment in Lieu of Taxes (PILOT) Ordinance

Mayor Garrett and Councilmembers discussed:

- Having a Town Hall about the PILOT program and/or information about the approved Site plan for the School building
 - The format of a Town Hall
 - The timing placement on the Calendar of a Town Hall
 - Wanting to make sure residents understand what a PILOT is and that they can have some input
- The format for a Town Hall, possibly as part of a Special Council Meeting
- There will be a Public Hearing any PILOT agreements
- How PILOT payments will be made based on occupancy and rent collected at the development and that the developer will share their books with the City

B. Assessing Services

CA Greene explained that due to the large increase in rates by Oakland County, the City looked for another business to contract with for our Assessing Services, and heard back from the City of Southfield, and shared that their rate would save us \$50,000 over three years, and said he believes they are fully capable of doing the work.

CA Greene responded to Councilmembers questions:

- He sees no red flags, and thinks there is a benefit that they know the area and are familiar with our City, when it comes to home values for assessing
- That we will have two direct contacts at the City of Southfield, similar to what we currently utilize via the County.
- The increase in Oakland County's rates came 2 weeks before the approval of the City budget and many Cities and Townships have expressed their disappointment regarding the timing and drastic increase in Oakland County Assessing Services
- He will look into how Oakland County will handle any existing appeals

DDA Director Colson, shared that with a Southfield agreement, we will have the added benefit of being able to have assessing in our BS&A program and not have to reach out to Oakland County.

C. Southfield Fire & Dispatch Contracts

CA Greene explained that there are updated terms and conditions in both contracts, there is a 5% increase which has been standard for the Fire Department, and they expect us to continue to update our water systems, and that both contracts together are budgeted for.

D. San Jose - Siren Activated Gate

CA Greene explained that the City received a \$21,000 grant, for the installation of the siren activated gate, and with it, is the expected installation completion time of December 31, 2025. There is a temporary gate there, with a lock box that the Fire Department can use.

Mayor Garrett and Councilmembers discussed:

- The 2 design options for the gate, with one plan that narrows the road and one that does not
- The difference in price between the 2 design options
- That the gate will be able to be used by Police, Ambulances, and the Fire Department
- The gate greatly decreases the response time for emergency vehicles
- That it will open and automatically close, versus the manual temporary gate
- Funding for the rest of the Siren activated gate not covered by the grant and would need to be covered from the City's local road funds.

E. National Fitness Campaign - Annie Lathrup Park Fitness Court

CA Greene explained that The National Fitness Campaign reached out to the City after we cut the item from our budget, and offered another less expensive option, with the City only needing to come up with \$50,000, and they will look for the rest of the funding for the City. The only thing they need is a commitment from us, the City does not give them any money unless the other funding is found.

Mayor Garrett and Councilmembers discussed:

- If we would be legally liable if they come up with the funding, and now we don't have our part
- If we can partner with the DDA and reduce our part
- The format of the fitness park, and QR scan instructions

3. **Public Comments**

Diane Anderson, commented that May was National Preservation month and voiced her opinion that the Council has not done enough work on preservation in the City and expanding the Historic District, obtaining grants related to Preservation and Historic Districts, and shared other thoughts.

Timothy Hillman, thanked the Surnow group for linking up with the Tree Committee, and increasing the green buffer in the School site plan, and engaging with them beyond the School site through work at their other properties. He also commented on a Town Hall for the School that the Council promised, and has not done, and wanted the Council to either hold one or formally announce that there will not be one.

Jordan Sherman, the Surnow Company, expressed that he viewed the hour and a half Planning Commission meeting slide show presentation, and meeting as a Town Hall, and shared that they had incredible feedback, and have both met with residents in the past and are still willing to meet with residents. He expressed that if there is going to be a Town Hall, the intention needs to be clear, and shared why the PILOT program was needed, and that he thought other developers would have expressed interest in the approved plan, but they have not, and this is a reflection of the market, and a PILOT agreement would allow an opportunity for the City to receive more taxes, and in part, address the tax revenue shortfall in Lathrup Village.

4. **Mayor and Council Comments**

Mayor Garrett had a conversation with Diane Anderson, to clarify Ms. Anderson's issues and concerns that she has brought up at many Council meetings and try to bring resolve to these issues. They discussed:

- How Lathrup Village can't be a traditional bedroom community with a busy main road and a freeway running through it
- Exactly what Diane wants the Council to do, that it actually can do
- The times that businesses close
- That the School building is private property, not owned by the City
- The Mayor and Council members do not directly apply for Historic Grants

Mayor Garrett, talked about the poor attendance at the recent Town Hall, that was held at City Hall.

Tim Hillman, explained the format that residents wanted for the School project Town Hall was similar to what he heard was done years ago regarding the Michigan First site plan, and explained the reasons that he was asking City Council about a Town Hall for the School development project.

Mayor Garrett, responded to Mr. Hillman, thanking him for the constructive feedback regarding the format that residents wanted for a Town Hall.

Attorney Baker, gave information regarding past meetings, that were in the format of a Public Hearing, where residents came up to speak for 3 minutes, but there was not, dialogue back and forth.

Mayor Garrett and Council members, and Attorney Baker discussed if they wanted to have a Town Hall about the School approved site plan, and/or the PILOT program.

Mayor Garrett, and Tim Hillman discussed the Town Hall subject.

Jordan Sherman, from the Surnow Company, expressed concern about the Surnow Company attending a Town Hall if people are going to bash the Company, and the intention is to kill the project that has already been approved, and if there is no PILOT program, the project momentum could be lost.

Lauren Beras, resident, spoke against the idea of having a Town Hall.

Mayor Garrett, and Council members commented on a possible Town Hall:

- Councilmember Hammond, thought an educational session would be beneficial.
- Mayor Garrett, thought that another organization with specialized knowledge of the PILOT program could explain it, and that the DDA staff can invite people from other communities that have PILOT programs.
- Mayor Garrett and Councilmembers expressed the need to move quickly if there is going to be a Town Hall or informational meeting

5. **Adjourn** at 7:40pm